

Doc # 5005

MEMORANDUM

JANUARY 28, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR

FROM: JOHN LEIGH, ASSISTANT DIRECTOR
JAMES ENGLISH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
MASS PROJECT R-55
FINAL DESIGNATION OF REDEVELOPER
PARCEL R-23-B

SUMMARY: Memorandum requesting Final Designation of Brian Hickey as redeveloper of R-23-B, 36 Belmont Street Charlestown to construct a single family residence.

As you are aware, the Boston Redevelopment Authority authorized advertisement of Parcel R-23-B, 36 Belmont Street a 4,335 square foot parcel in Charlestown on May 15, 1986. Subsequently the Charlestown Neighborhood Council reviewed the Request for Proposals, held a public hearing and approved the format. The parcel was advertised in the Charlestown Patriot and the Boston Globe on May 7, 1987 and May 14, 1987 respectfully. Proposals were available until June 15, 1987 at which time two proposals were received. Mr. Brian Hickey was granted tentative designation as redeveloper of Parcel R-23-B on November 17, 1987.

Since Tentative Designation Mr. Hickey has completed final survey and engineering work on the parcel. He has a firm financial commitment from the Charlestown Co-operative Savings Bank and has the financial ability to complete the development. He will file an application for a Building Permit with Inspectional Services Division immediately after Final Designation. He has completed a Design Review by the Authority, and acquired the services of Mr. Thomas Hickey, a Licensed Builder.

It is recommended, therefore, that Mr. Brian Hickey be granted Final Designation as redeveloper of Parcel R-23-B in the Charlestown Urban Renewal Area located at 36 Belmont Street, Charlestown, and further, that the Director be authorized to execute a Land Disposition Agreement, a Deed and any other documentation appropriate for the redevelopment of this parcel.

An Appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF BRIAN HICKEY
CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55
PARCEL R-23-B

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No., Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal Law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, BRIAN HICKEY has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-23-B in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That BRIAN HICKEY be and hereby is finally designated as Redeveloper of Parcel R-23-B in the Charlestown Urban Renewal Area.
2. That it is hereby determined that BRIAN HICKEY possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted for the development of Parcel R-23-B conform in all respects to the Urban Renewal Plan for the Project Area.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-23-B to said BRIAN HICKEY said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

To: Boston Re-Development Authority

We the residents of Belmont Street, Charlestown
urge the Boston Re-Development Authority to designate
our neighbor, Brian Hickey, as developer/owner occupant
of 36 Belmont Street.

Margaret Hayes 10 Belmont St. Charlestown Mass
Lillian Buckley 10 Belmont St. Charlestown Mass.
Maxine Connelley 12 Belmont St Charlestown, Mass -
Ann Collins 14 Belmont St Charlestown
Janice McNeil 18 Belmont St Charlestown
Richard Brennan 16 Belmont St Charlestown.
Pat & Mary Howell 25 Belmont St Charlestown
Paul Howell 51 Belmont St. Charlestown
James Venezia 15 Belmont St
Josephine Venezia 15 Belmont St Charlestown
John Farrell 39 Belmont St Charlestown
Mary Campbell 30 Belmont St. Charlestown

Additional:

5 Please See Attached Letters from
Butters

**Charlestown
Cooperative
Bank**

250 MAIN STREET
CHARLESTOWN, MASS 02129
TEL. (617) 242-0380

January 20, 1988

Brian S. Hickey and
Mary P. Hickey
4 Longfellow Place, #802
Boston, MA 02114

RE: Construction loan application
36 Belmont St., Charlestown, MA

Dear Mr. & Mrs. Hickey:

We are pleased to inform you that we are committing \$125,000 in construction financing toward your construction of 36 Belmont Street, Charlestown, MA (Parcel R23B)

Please determine which of the following terms you wish to follow:

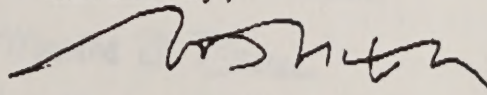
1. 12% plus 1 point on the amount disbursed. Interest to accrue but not be paid until and of disbursements, and prior to end of permanent financing.
2. 11.5% plus 1 point interest only paid monthly on the amount disbursed. This loan would be automatically changed into permanent financing of after 6 months of construction disbursements. The permanent loan would be 9% for a one year Adjustable Rate Mortgage for up to 30 years.
3. Construction terms of either #1 or #2 and roll over into permanent financing at a fixed rate (currently 10.5% plus two points) if as, and when available.

Please review the above and let me know your preference.

In addition, I will need copies of the following:

1. Plans approved by City of Boston
2. Deed to parcel
3. Construction cost schedule
4. Contractor's City of Boston license, and
5. Construction permit.

Sincerely,



William D. McCarthy
President

WDM/eaw

22 Belmont Street
Charlestown, Massachusetts 02129
June 18, 1987

Boston Redevelopment Authority
Boston, Massachusetts

Gentlemen:

It has come to our attention that the vacant lot abutting our property at 22, 26 and 28 Belmont Street will soon be made available for the construction of a single family home. We welcome the possibility of the transformation of a vacant, mostly unsightly and unkempt, lot into a residence with new neighbors.

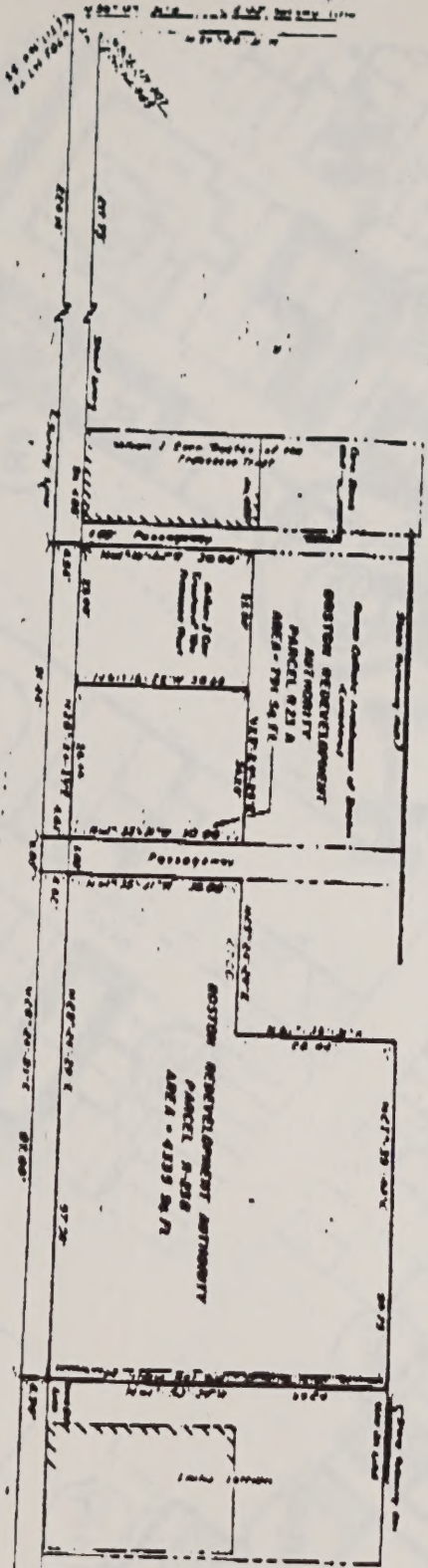
It is also our understanding that Brian Hickey, son of our across-the-street neighbor, Thomas Hickey, has an application pending to purchase the lot and construct his home thereon. We would also welcome Brian as a neighbor. He has briefly explained his plans for a future home along with his sense of the neighborhood, his desire to retain its character and his intention to retain as much as possible the lot's present "greenness". One of the reasons we purchased our home on Belmont Street was not only the opportunity to live in a neighborhood, but the fact that our site provided us with a small sense of "country" with its trees, stone wall and the quiet, "undeveloped" cemetery nearby. It would be important for us that new neighbors understand and respect that fact. In that regard, we believe Brian shares that concern.

Thank you for the opportunity to present our views on this matter.

Sincerely,

Pat Parenteau
Patrick A. Parenteau

Marsha A. Fruin
Marsha A. Fruin



BELMONT 160' WIDE - PUBLIC STREET

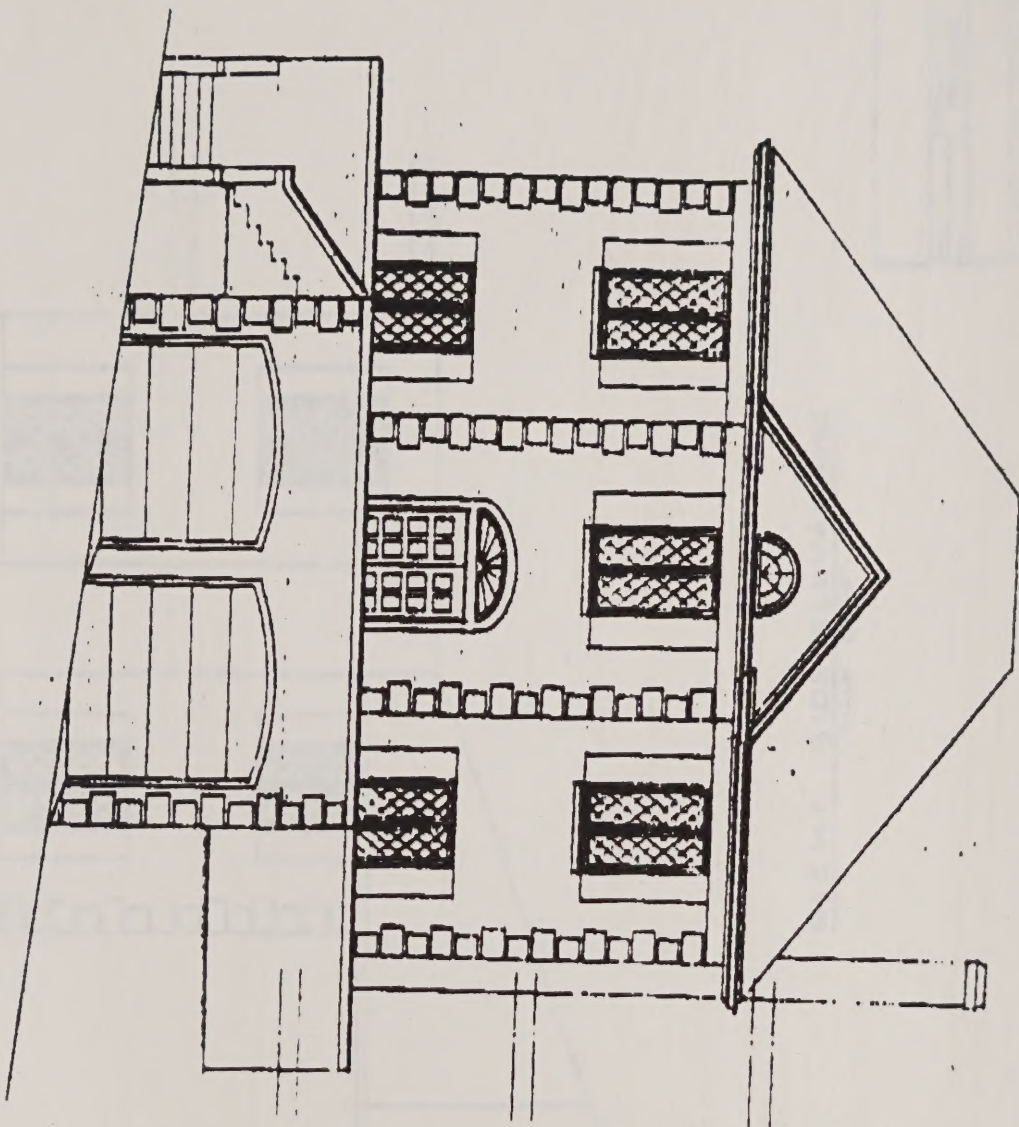


Handwritten signature or note in the upper left corner.

BOSTON REDEVELOPMENT AUTHORITY

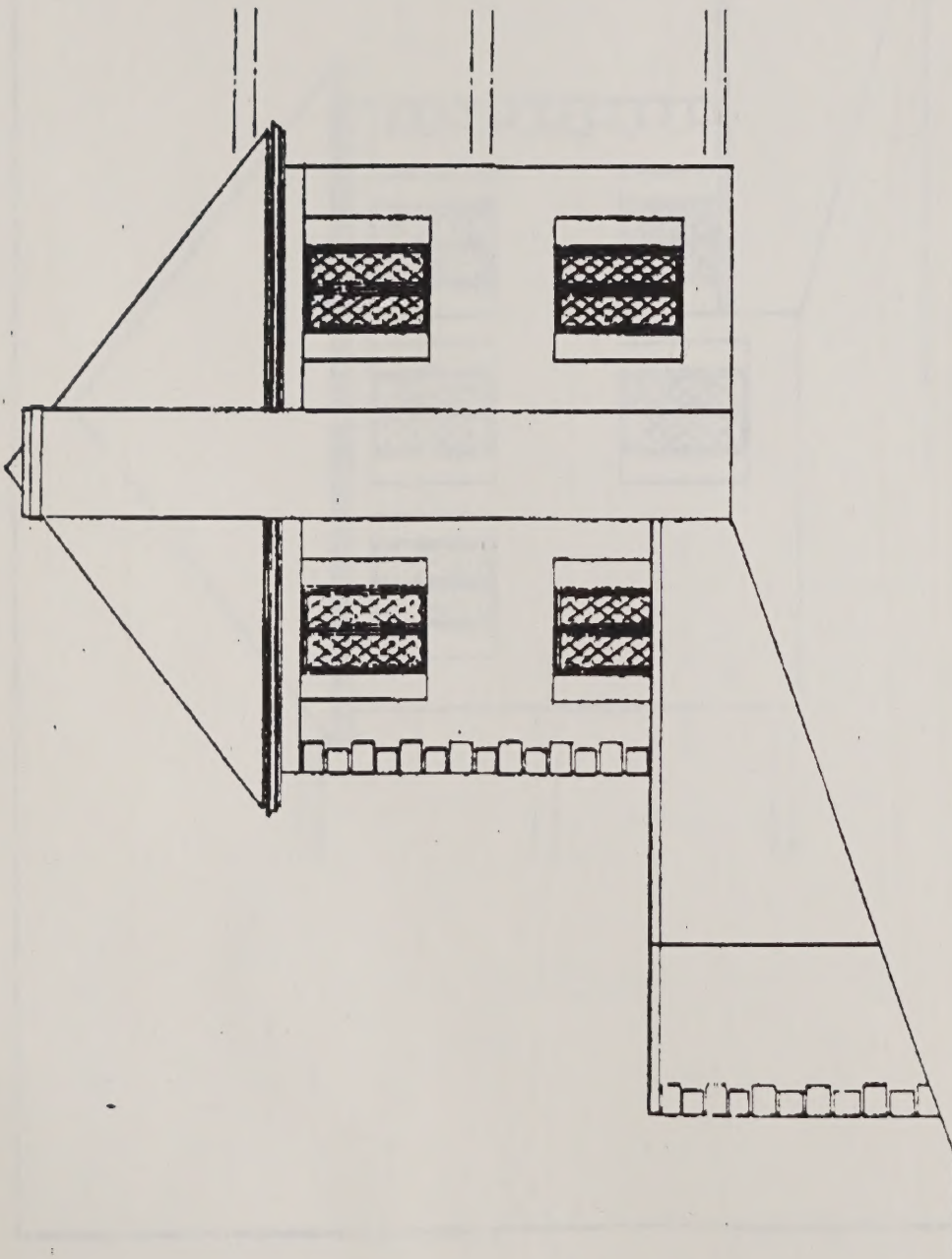
DELIVERY POINT, PLAN

PARCELS B-23A, B-23B



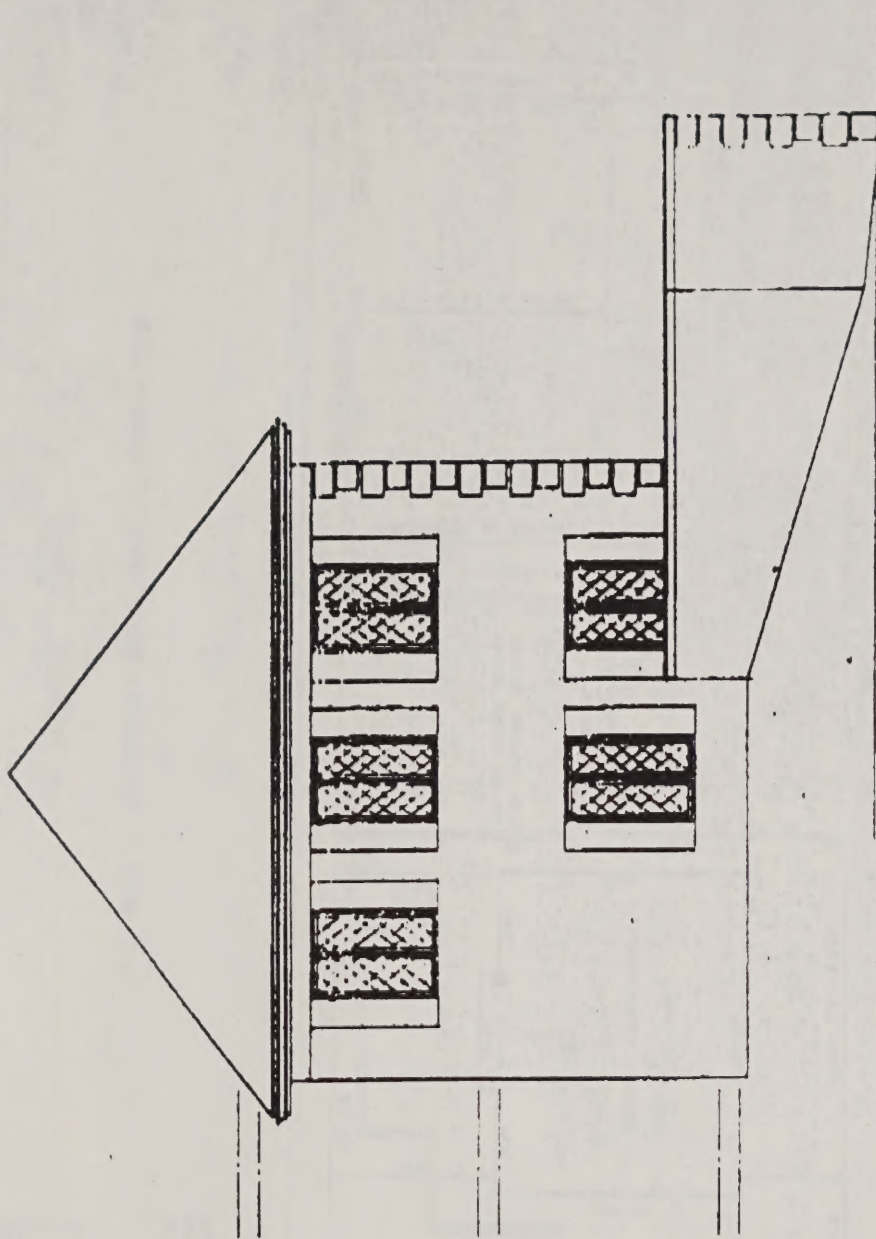
FRONT ELEVATION
Scale 1/8" = 1'-0"

PREPARED BY: JAMES R. HICKY	
MR. & MRS. HICKY	
12121 1st Street, Ocala, Florida 32665	
DATE: 1-26-88	PROJECT: 12121 1st Street
DESIGNED BY: STEPHEN G. LIPPY, Architect	
12121 1st Street, Ocala, Florida 32665	



RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

DATE	PROJECT	REVISION



LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

Drawn by MRS. E. MRS. HICKEY	
Check by []	Date []
Title []	Sheet []



PLOT PLAN
SCALE 1"=10'

PROPOSED HOME FOR
MR & MRS HICKLEY
BURNING STREET CHATELAIN LA.
and Dr. G. [redacted]
and G. S. G. [redacted]
STEPHEN G. UPPS, PRESIDENT, DRUG
3 HAZARD AND INTERACTION IN THE FIELD